

# Buckingham

## Brighton

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COMMERCIAL



# Buckingham Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

**\*\*Guide Price £250,000-£260,000\*\***

Situated within a charming period building on a picturesque tree-lined avenue, this immaculately presented one-bedroom apartment offers the perfect blend of style, comfort, and convenience. Designed with attention to detail, the property boasts an effortlessly chic interior that seamlessly combines modern living with timeless elegance. The property is currently being used for Airbnb purposes.

The spacious open-plan living and dining area flooded with natural light from a grand bay window that enhances the room's airy and inviting atmosphere. Thoughtfully crafted bespoke carpentry in the alcove offers attractive and practical storage solutions. The elegant, modern kitchen is both functional and thoughtfully designed, socially connected to the living area

The generously sized bedroom is a serene retreat, tastefully decorated to create a calming ambiance. Featuring ample built-in wardrobes, it effortlessly combines style with functionality. Completing the home is a stunning, spacious contemporary bathroom.

Located on Buckingham Road, the apartment enjoys an enviable position just a stone's throw from Central Brighton, the bustling seafront, and Brighton's mainline train station, ensuring seamless access to London and beyond.

This prime location is just moments from the vibrant Seven Dials, a hub of independent boutiques, artisan bakeries, trendy cafés, gourmet delis, and stylish restaurants. For lovers of the outdoors, the lush green spaces of St. Nicholas, St. Anne's Wells, and Dyke Road Park are within easy walking distance, providing peaceful escapes from the city buzz.

Brighton's eclectic North Laine, famed for its cultural diversity and artistic flair, is also nearby, while Dyke Road offers convenient access to the A23 for weekend adventures. The landscapes of the Sussex Downs National Park are just a short 15-minute drive away.



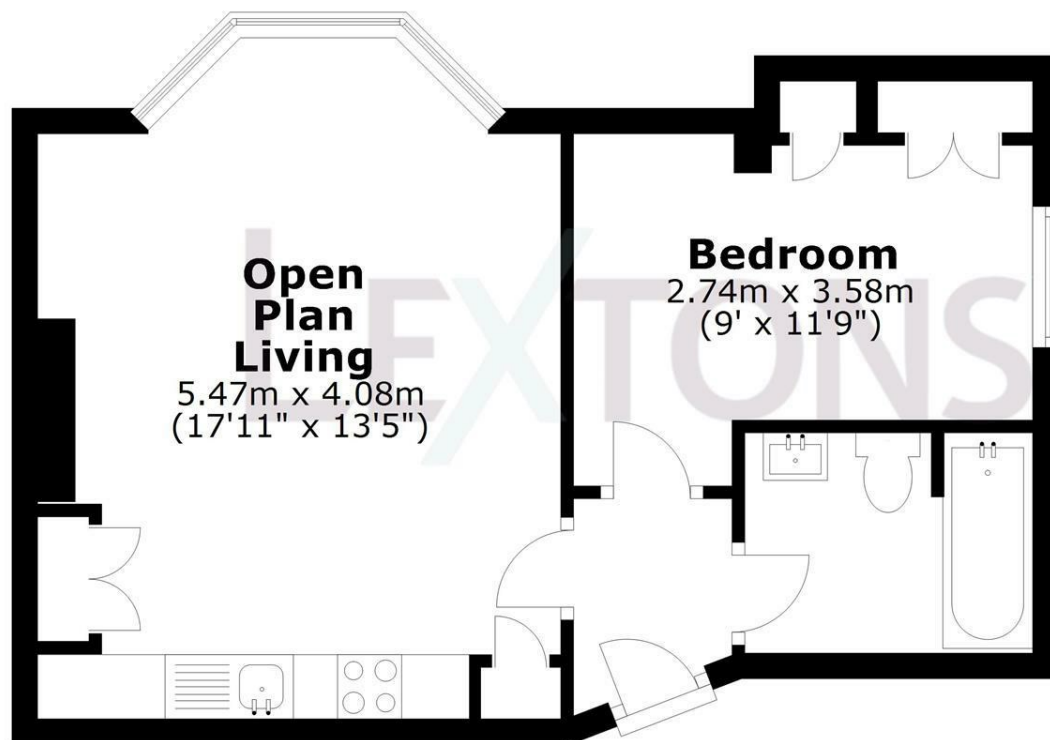




SCAN HERE TO OFFER ON THIS PROPERTY



Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 35.1 sq. metres (377.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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